065.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,500 / 782,500
					USE VALUE:	782,500 / 782,500
					ASSESSED:	782,500 / 782,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKDAG NILGUN
Owner 2:	
Owner 3:	
Street 1:	11 KIMBALL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AKDAG NILGUN--ETAL -
Owner 2:	KAZARIAN CHARLES -
Street 1:	11 KIMBALL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,264 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1905, having primarily Clapboard Exterior and 1900 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8264.000	307,600	7,400	467,500	782,500
Total Card	0.190	307,600	7,400	467,500	782,500
Total Parcel	0.190	307,600	7,400	467,500	782,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.84 | /Parcel: 411.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,600	7400	8,264.	467,500	782,500	782,500	Year End Roll	12/18/2019
2019	101	FV	254,200	7500	8,264.	434,100	695,800	695,800	Year End Roll	1/3/2019
2018	101	FV	254,200	7500	8,264.	434,100	695,800	695,800	Year End Roll	12/20/2017
2017	101	FV	254,200	7500	8,264.	380,700	642,400	642,400	Year End Roll	1/3/2017
2016	101	FV	254,200	7500	8,264.	347,300	609,000	609,000	Year End	1/4/2016
2015	101	FV	239,900	7600	8,264.	307,200	554,700	554,700	Year End Roll	12/11/2014
2014	101	FV	239,900	7600	8,264.	290,500	538,000	538,000	Year End Roll	12/16/2013
2013	101	FV	239,900	7600	8,264.	276,500	524,000	524,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AKDAG NILGUN--E	68841-204		1/31/2017	Convenience	1	No	No		
	19119-278		7/1/1988		288,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2007	410	Re-Roof	4,000					
7/21/1997	434	Manual	3,340					REROOF
5/18/1993	182	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	CC	Chris C
1/27/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8264		Sq. Ft.	Site		0	70.	0.81	12									467,545						467,500	

Total AC/HA: 0.18972 | Total SF/SM: 8264 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,545 | Spl Credit | Total: 467,500

User Acct

41779

GIS Ref

GIS Ref

Insp Date

11/08/18

!5613!

PRINT

Date	Time
12/10/20	20:28:34

LAST REV

Date	Time
10/10/19	13:21:31

apro

PAT ACCT. 5613

USER DEFINED

Prior Id # 1:	41779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26046515
Const Adj.:	1.00989902
Adj $ / SQ:	159.118
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417975
Depreciation:	110345
Depreciated Total:	307629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:		HB	1

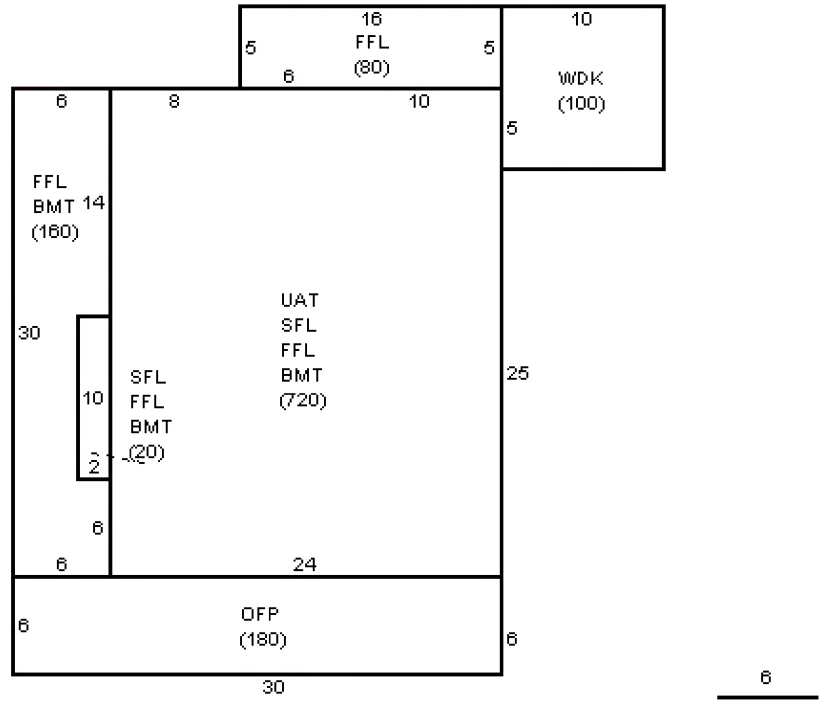
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.12
Special Features:	0	Val/Su Net:	99.87
Final Total:	307600	Val/Su SzAd	178.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	159.120	155,935
BMT	Basement	900	47.740	42,962
SFL	Second Floor	740	159.120	117,747
OFP	Open Porch	180	25.920	4,666
UAT	Upper Attic	180	111.380	20,049
WDK	Deck	100	16.160	1,616

Net Sketched Area:	3,080	Total:	342,975
Size Ad	1720	Gross Are	3620	FinArea	1900
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	101			4,700			4,700
6	Carport	D	Y	1	18X20	A	AV	1980	10.97	T	31.2	101			2,700			2,700

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400